









Welcome to

Bridge View Hirst Road, Chapel Haddlesey Selby

An outstanding opportunity to acquire this wonderful detached family home, located in the sought after village location of Chapel Haddlesey!













Entrance Hall

Entrance door to the front, understairs storage, storage heater and stairs to the first floor.

Cloakroom

Low level W/C, wash hand basin and window to the rear.

Lounge

18' 5" x 14' (5.61m x 4.27m)

Patio style doors to the rear and two storage heaters.

Dining Room

11' 7" x 8' 11" (3.53m x 2.72m)

Patio style doors leading into the conservatory, door into the lounge, archway to the kitchen, window to the side and two storage heaters.

Kitchen

13' 1" x 8' 11" (3.99m x 2.72m)

Fitted kitchen with a range of wall and base units, work surfaces, space for cooker, sink drainer, space for fridge freezer, archway to dining room and window to the front.

Utility Room

8' 10" x 6' 9" (2.69m x 2.06m)

Wall and base units, work surfaces, sink drainer, plumbing for an automatic washing machine, plumbing for a dishwasher, storage heater, door to the front and window to the side.

Conservatory

11' 10" x 9' 7" (3.61m x 2.92m)

French style doors into the garden and electric radiator.

Landing

Two windows to the front, airing cupboard, storage heater and access to the loft.

Bedroom 1

12' 1" x 10' 7" (3.68m x 3.23m)

Window to the side, window to the rear and storage heater

Bedroom 2

11' 1" x 10' 10" (3.38m x 3.30m)

Window to the rear, storage heater and fitted wardrobes.

Bedroom 3

8' 10" x 7' 3" (2.69m x 2.21m)

Window to the side and electric radiator.

Bedroom 4

8' 11" x 6' 6" (2.72m x 1.98m)

Window to the front, fitted wardrobes and electric radiator.

Bathroom

Bathroom with bath, shower cubicle, low level W/C, wash hand basin, towel style electric radiator, wood grain effect flooring and window to the side.

Front Garden

Beautifully presented lawned garden with hedge to the side.

Rear Garden

Stunning rear garden with river to the rear, patio area and flower beds.

Double Garage

17' 9" x 16' 3" (5.41m x 4.95m)

Double detached garage with up and over door, electric lighting and power sockets.





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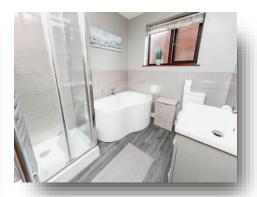
- Detached Family Home
- Four Bedrooms
- Riverside Property with Mooring and Fishing Rights
- Double Garage
- Well Presented Gardens

Tenure: Freehold EPC Rating: E

£350,000









postcode not the actual property

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Property Ref: SEL107967 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01757 210040



Selby@williamhbrown.co.uk



52 Gowthorpe, SELBY, North Yorkshire, YO8



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.